

2203 & 2207 Lake Austin Blvd Austin, TX 78703

For Lease

THE SITE

- Located on the SWC of Mopac & Lake Austin Blvd

SPACE AVAILABLE

2203 Lake Austin Blvd

- **3,590 SF Available** | [VIEW THE VIRTUAL TOUR](#)

2207 Lake Austin Blvd

- **1,170 SF Available** | [VIEW THE VIRTUAL TOUR](#)

Designated on-site parking

RATES

- Please call for pricing

NEARBY RETAILERS



DEMOGRAPHICS (Q4 2024)



POPULATION ESTIMATE

1 mi	3 mi	5 mi
9,214	141,000	329,150



DAYTIME POPULATION

1 mi	3 mi	5 mi
16,358	386,369	647,417



MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$120,303	\$118,506	\$108,845



TRAFFIC COUNTS

- 32,241 VPD (US-79)



Downtown Austin

Zilker Park

Austin High School
2,317 students

1

1

Charles Johnson House &
Veterans Park

TEQUILA
-512-

SITE

2203 Lake Austin Blvd

2207 Lake Austin Blvd

Frontier
Bank

SECO
VENTURES

KM THE LAW OFFICE OF
E.G. MORRIS

Lolley & Associates
THE LIAISON REAL ESTATE ASSOCIATES

As You Like It
Agnes Salon

Veterinary
Services



West Austin Youth Association

GOLFATX
Lions Municipal Golf Course

EXPOSITION BLVD

O Henry Middle School

W 12TH ST

Deep Eddy
\$1.3M Typical Home Value
3,615 Residents

THE DOMAIN
20 minute drive

Clarksville
\$1.7M Typical Home Value
4,476 Residents

HOWLER BROTHERS
Galaxy CAFE
MEDICI
TACO TACO
FRESH PLUS
cipollina JEFFREY'S

Mathews Elem. School

West Austin Park

LAKE AUSTIN BLVD
WESTLAKE
9 minute drive

H-E-B

MAUDIE'S TWIN LIQUORS

7-ELEVEN

CVS

Boulevard at Town Lake
256 units

JACK BROWN

EXXON

JuiceLand

TUMBLE 22

Colorado Apartments

9

POOL BURGER

SITE

El Arroyo

W 6TH ST

BAR opened

Lin

WHOLE FOODS
Flagship Store & Headquarters

W 5TH ST

VERITAS

LOVE

FIFTH & WALSH
Mixed-Use Development

6th & Walsh
Mixed-Use Development

SusieCakes
VERABANK

University Of Texas Rowing Center

Deep Eddy Municipal Pool

Austin High School
2,317 Student

LAND ROVER
JAGUAR

ExtraSpace Storage

Public Storage

GRAIN & BERRY
ANTE-SHEDS
GOODS & COFFEE

DOWNTOWN
10 minute drive

Rollingwood
\$2.3M Typical Home Value
1,467 Residents

ROLLINGWOOD
4 minute drive

Zilker Metro Park

Butler Shores at Town Lake





EXPOSITION



H-E-B

MAUDIE'S
TWIN LIQUORS

7
ELEVEN

CVS
pharmacy

Boulevard at
Town Lake
256 units

Deep Eddy
\$1.3M Typical Home Value
3,615 Residents

LAKE AUSTIN BLVD

Lane-Knight
BUTTER
PAGE HOME DESIGN

THUNDERCLOUDS
TUMBLE 22
HOT CHICKEN

SECO
Frontier Bank
As You Like It
Agnes Salon
Lolley & Associates
THE LAW OFFICE OF
E.G. MORRIS

JACK BROWN
CLEANERS

EXXON

Colorado Apartments
(UT Student Housing)

goodwill

66
KITCHEN

POOL
BURGER

StarBrite
CLEANERS & LAUNDRY

DEEP
EDDY
CABARET
JuiceLand

Veterinary
Services

TEQUILA
-512-

SITE

University Of Texas
Rowing Center

Deep Eddy
Municipal Pool &
Community Garden

Charles Johnson House &
Veterans Park



BUTTER *Qutz*
INTERIORS

EXXON

LEADCOMMERCIAL

TUMBLE 22
HOT CHICKEN

AUSTINDEEP

UPSON ST

As You Like It
Agnes Salon

Lolley & Associates

SECO
VENTURES

THE LAW OFFICE OF
E.G. MORRIS

Frontier
Bank

DEEP EDDY AVE

DEEP EDDY AVE

StarBrite
CLEANERS & LAUNDRY



DEEP
EDDY
CABARET

BLUE OCEAN
ENERGY MANAGEMENT

POOL
BURGER

JuiceLand



Veterinary
Services

LAKE AUSTIN BLVD



ATLANTA ST

TEQUILA
-512-

SITE

Austin-Travis
Emergency Services

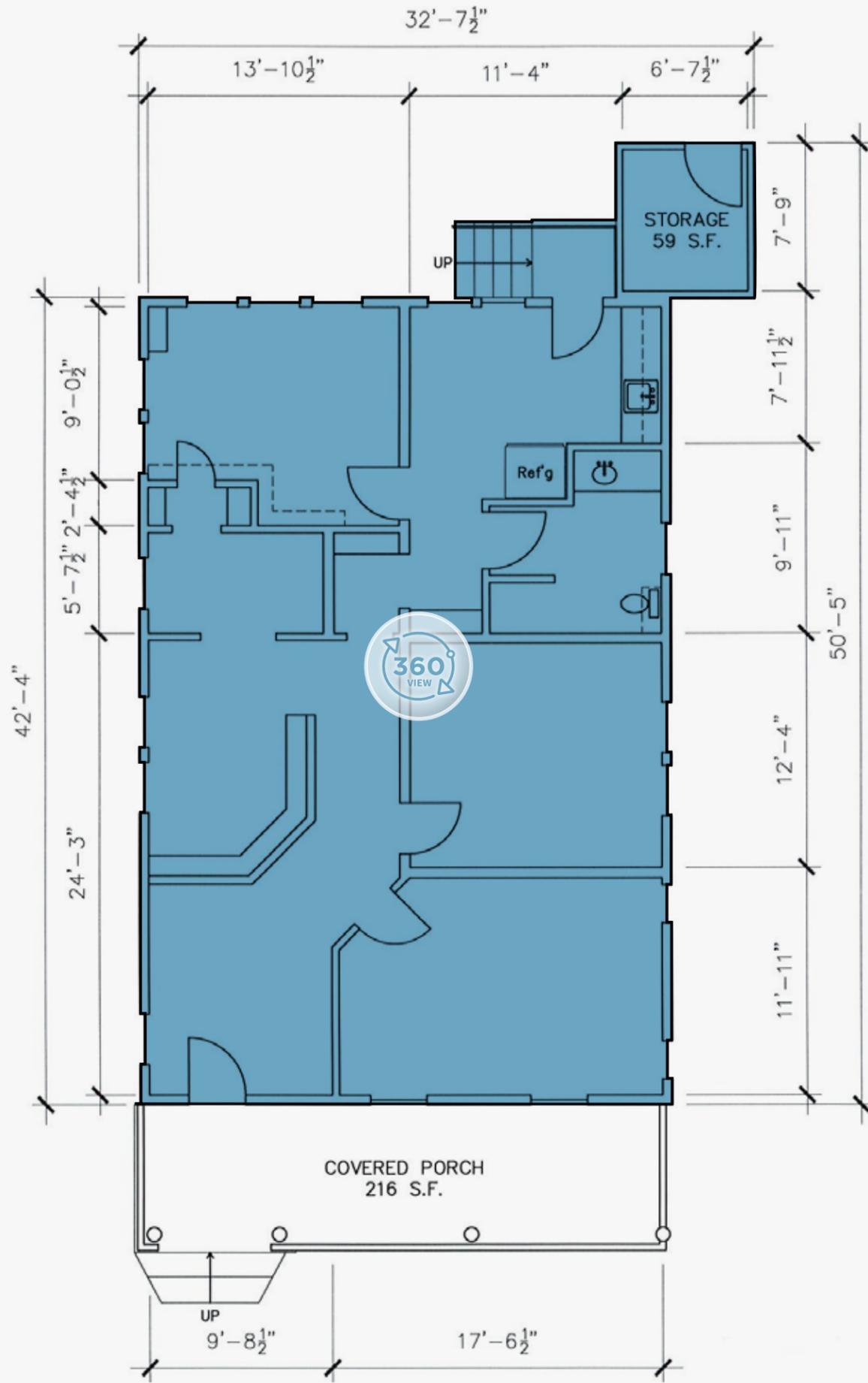
VETERAN DR

Charles Johnson House &
Veterans Park

Deep Eddy
Municipal Pool &
Community Garden

0 .01 .02
Miles







2207 Lake Austin Blvd - Photos



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counteroffer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

